

**LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR RESIDENTIAL AND COMMERCIAL PURPOSES AT CAP TAMARIN, TAMARIN BY SOCIETE R.JHUBOO & CIE FOR THE PROPOSED [ENV/DOE/EIA/1617]**

1. Notwithstanding all the other permits and clearances, a Land Conversion Permit for the whole site of the morcellement project shall be obtained from the Ministry of Agro Industry and Food Security and all the conditions attached therein shall be scrupulously observed. A copy of the permits/clearances obtained shall be submitted to the Director of Environment.
2. The development shall be undertaken as per the mitigating measures stated in the EIA report and the additional information submitted unless as otherwise advised herein.
3. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment prior to the start of works.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final morcellement layout plan for monitoring purposes.
6. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. The design of the entire surface drain network with soakaways/absorption pits, including contours, spot levels and clear indications of low points, that is, the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the District Council of Black River. In order to prevent the accumulation of water and flooding on the site the proponent shall consider high water runoff during high intensity rainfall in the design of the proposed drainage network.

7. Appropriate drains with soakways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper capture and percolation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakways shall be designed to cater for high water runoff during heavy rainfall. No storm water within the proposed development shall be channelled towards/into the drain network along the Black River A3 Road.
8. All conditions attached to letter dated 11 October 2016 from the Traffic Management and Road Safety Unit shall be strictly adhered to.
9. No direct access from adjacent plots of land (including any surplus of lands) shall be allowed on the new proposed road. Indirect roads connecting with the new public road shall be at least 6m wide.
10. Detailed engineering drawing showing dimensions of lane width, road reserve, shoulder, footpath, kerb radii, radii of roundabouts and storm-water drainage as well as connection of new road with existing bridge shall be submitted to the Road Development Authority for approval prior to start of works. The new public road shall have a lane width of at least 3.75 m wide and for segments with a central verge, provision of hard shoulder at least 1.50 m wide shall also be made. All setbacks shall be according to PPG. Internal roads connecting with the new public road shall be at least 6.0 m wide. Bus lay-bys shall be provided as per requirement of the NTA. Provision shall be made for street lighting and road safety conditions along the new public roads and at all junctions. All construction and supervision cost shall be borne by the promoter.
11. Lots D1, D2 and D3 shall be serviced with a vehicular access of width at least 6 m wide.
12. The residents of the morcellement shall have access to the adjoining green space.
13. The road reserves shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times by the Syndic.
14. The existing poultry farm on site shall be relocated from the development.

15. The proposed development shall comply with all the provisions of the Rivers and Canals Act.
16. A boundary line along the river reserves shall be well demarcated and all prospective buyers shall be notified that no development will be allowed within the reserve and no trees shall be cut.
17. The river escarpment, reserves and parts of the site with gradient higher than 20% shall be safeguarded from development.
18. Street lighting of solar or LED type shall be provided along the main access at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development.
19. All domestic wastewater to be generated from each plot shall be directed to a package wastewater treatment plant. The promoter shall ensure that the operation and maintenance of the individual treatment plant shall be carried out by specialists or specialist firm. The effluents that emanates from the individual treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act. No untreated wastewater shall be discharged to the environment. Detail design report for the proposed wastewater treatment plants shall be submitted to the WMA for approval before construction. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available at the WMA. The Wastewater Management Authority shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. The eventual purchaser of the lots shall submit to the WMA on a quarterly basis, results of analysis of the treated effluent from the wastewater treatment plants, effected by accredited laboratory. Based on the performance of the wastewater treatment plants, the frequency of submission may be reviewed. No vehicular loadings shall be allowed on the wastewater treatment plant.
20. The wastewater disposal system for plots bordering the river Tamarin namely E1- E16, F1 and F2 shall be located at not less than 30 m from the river.
21. All electric motors such as air compressors, generators, transformers and other noise generating equipment shall be housed in sound proof enclosures so

22. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
23. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise, dust and vibration nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
24. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
25. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
26. The proponent shall submit to the Local Authority with copy to this Ministry, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
27. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
28. Conditions No 16, 17, 19, 20, 25 and 27 shall be included in the Deed of Sale and any Deeds in succession.
29. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
30. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part thereof shall be executed prior to the determination of the application by the Director.

**Note:**

*According to Section 15 (2)(c) of the Environment Protection Act (2008), no proponent shall commence or cause to be commenced any undertaking more than*

*three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.*